

	<b>2726 W Cortez Street Unit 1 Damages as of 05/22/2024</b>			
<b>Date</b>	<b>Repair</b>	<b>Notes</b>	<b>Unit 1 Responsibility</b>	<b>Total Building Costs</b>
10/17/2018	Mold Solutions	paid in full	\$5,926.36	\$13,469.00
3/26/2019	Masonry work	paid in full	\$61,919.00	\$140,725.00
4/27/2019	Structural exploratory, and structural engineer Steel beams to rebuilt ceiling / roofing floor of Unit 3	paid in full	\$4,628.80	\$10,520.00
6/26/2019	Truss Work + Roof Replacement (minus \$2250)	paid in full	\$42,116.80	\$95,720.00
1/21/2021	South Facing Terrace Roof Replacement - Unit 2 and Unit 3	paid in full	\$2,831.40	\$6,435.00
7/20/2019	Attorney Fees   HOA lawsuit v Erie Insurance AND Arrow Demand Letter	paid in full	\$2,530.00	\$5,500.00
12/18-03/15/24	Accrued Interest - HELOC 12/18 -3/15/24	accrues monthly	\$17,794.76	-
09/17/19-06/30/21	401K Loan (Interest) Accrued Interest 9/17/19-3/30/21 5 year term, 4% variable	paid in full	\$2,105.43	\$36,000.00
	Unit 1 Front Window Replacement (south facing)	to be completed	\$19,750.00	
	Steve Hier Consulting Payments	paid in full as of 2/7/23	\$2,574.10	\$5,849.00
2/5/19	Bob Kelly (release of Wickright proposal for building repairs)	paid in full	\$66.00	\$150.00
6/30/20	401K Withdrawal (\$100K) 06/30/20	taxes owed; paid in full	\$33,333.00	-
	Miller Hier Home Inspection - Sgariglia v Gonrings Lawsuit Deposition, affidavit, calls with attorneys, Melinda, etc.	paid in full 2/7/23	\$1,000.00	-
	Replace Basement Storage Area & Basement Entry Area Door frames	to be completed	\$1,364.00	\$3,100.00
as of 3/15/24	HOA Insurance Premium Increase due to HOA Lawsuits (since July 2021) Unit 1 share	\$2646.16/year increase over old HOA Unit 1 assessment amount since 2021	\$7,276.83	\$8,000.00
9/3/23	Sgariglia Deposition	paid in full 9/3/23	\$1,066.20	-
6/26/23	Hawbecker Deposition	paid in full 6/26/23	\$829.10	-
5/24/24	Steve Hier Consulting Payments - Affidavit		\$1,500.00	
5/24/24	Steve Hier Consulting Payments - Garage	Paid in full	\$330.00	
04/24	Garage roof	Paid in full	\$4,136.00	\$9,400.00
04/24	Garage roofdeck	Paid in full	\$9,400.00	\$0.00
5/24/24	Masonry	Paid in full	\$8,404.00	\$19,100.00
		<b>TOTAL</b>	<b>\$230,881.78</b>	<b>\$325,468.00</b>